

Edgebrooke Village II Homeowners Association ANNUAL Board Meeting – February 12, 2020

Present – Andy Hernandez, Geralyn Modafferi, Lynette Snapp, LeeAnn Rogers +2 Homeowners

Call to Order – 6:38 PM by A. Hernandez, Vice President.

Introduction of Board

Year in Recap – presented by A. Hernandez.

- POOL – Bathroom repaired and painted. Ramada repaired and painted.
- POOL – Variable speed pumps installed. (Return on investment will be complete by March/April 2020)
- POOL – In pool lights replaced. Exterior lights repaired.
- POOL – Fencing welded.
- POOL – Lounge chairs re-strapped and security chains extended.
- STREETS – Curbs painted at fire hydrants and mailboxes.
- STREETS – Seal coating completed.
- LANDSCAPING – Lawn area maintained and in excellent condition. Winter rye planted. Palm trees, other trees trimmed. Olive trees sprayed to stop olive production resulting in a clean area. Irrigation repairs are done promptly. Entire neighborhood sidewalk/street areas are sprayed for weeds.
- COMMON AREA IMPROVEMENT – Light install/replacement in east lot.
- COMMUNITY EVENTS – Annual Holiday Decorating Contest held. Ice Cream Social with lifeguard to mark opening of pool for the season held.
- UNEXPECTED EXPENSE – Sewer clean out on BelAire.

Year Ahead – A. Hernandez reported he is continuing his research into Solar Projects, such as solar for ramada roof and switching the hard-wired lights in parking lot and east lot to solar lighting. New street signs have been ordered. Also ordered is paving for parking east of pool and speed bump for Courtney. Plan to use excess rock from east parking area to set walking path thru playground.

2020 Proposed Budget – presented and explained line by line by L. Rogers. Motion submitted by G. Modafferi and seconded by L. Snapp to approve 2020 budget as presented – passed.

2020 Dues – No increase, remains \$61.95.

Open Forum – Homeowners comments and concerns.

1. Put Violation Letters at front door, not garage door handle. HOA will instruct delivery person to deliver to front door.
2. Homeowner reported that her sidewalk/street area was not sprayed for weeds. HOA will speak with landscaper.

Election of Board Members – Tabled until next meeting.

Meeting Adjourned – 7:20 PM

Next Meeting – Wednesday, February 26, 2019